

# AS-BUILT PLAN CHECK LIST

## Town of Cromwell

The following is a list of detailed items which should be included for the types of record drawings indicated. Please note that As-built drawings must include depiction of the originally approved layout shown in a lightly shaded or red background, such that variation between the approved and the completed improvements will be visible:

- A. **Site Plans for Private Development** (provide [2] 24"x36" prints)
1. Property Boundaries, Lot/Unit number as well as street address on the plans
  2. Locations of buildings including points of access
  3. Limits of completed development (parking, walks, curbing, fill, cuts, etc.) include dimensions of aisles, parking spaces, walks, etc.
  4. Approximate location of utilities. Drawings to show plan view (with topography) and profiles of infrastructure, both onsite and onsite. Scale to be 1"=40' for plan view. 1"=4' Vertical and 1"=40' Horizontal for profiles
  5. Finished floor elevation
  6. Bench mark reference (include NAVD 1988 datum)
  7. Parking lot line striping (confirmation of required parking)
  8. Landscaping (field edited documentation of landscaping provided-specific measurements not needed)
  9. Bulk zoning data (chart)
  10. All drainage, infiltration systems and oil/water separators with top frame and inverts and sump elevations with ties/distances to sanitary lateral (generally supplied by the Town of Cromwell/Sewer Department). All pipes (storm, sanitary, water, etc. to show:
    - a. Length, material and slope (e.g. 125 LF HDPE N-12 @ S= 3.04% or 100 LF 8" D.I. for water mains)
  11. Grading information (contours and/or spot elevations) where applicable in order to verify compliance with approved plans, in areas where grading is of concern (steep slopes or min./max. pitch in pavement)
  12. Certification of all installed survey monuments streetline, property corners and corners of easements, where applicable (show on plan view of the site layout plan, and include in certification statement)
  13. Entire project to be submitted in electronic format on CD in latest version AutoCad format or version showing minimum of at least latest TWO CORNERS (preferably to street line monuments) with coordinates on the Connecticut Grid system NAD 83
  14. A CCTV recording of both sanitary sewer and storm sewer shall be submitted prior to any placement of bituminous concrete.
- B. **Inland Wetland Commission Approvals** (provide [2] 24"x36" prints)
1. Same as "Site Plans" (above) with the addition of the following:
  2. Limits of completed works/disturbance (includes fill, excavation, grass areas, clearing, etc.)
  3. Location of originally flagged wetlands
  4. Location of approved limits of disturbance
  5. Accurate representation of all remediation work, if applicable
  6. Location of all marker pins, posts, signs or other delineation measures
- C. **Subdivisions** (provide [4] 24"x36" prints, with mylar of each as-built plan)
1. R.O.W. and Subdivision Plans (survey data and set monument and/or pin locations, noting that all set property corner pins must be shown on as-built subdivision lot layout plan in addition to the roadway plans). A certification statement referencing the installation of survey monumentation must also be included on the plans.
  2. Roadway Plans and Profiles including locations, inverts and grades, where applicable for:
    - a. Storm sewers including underdrains and footing drains
    - b. Sanitary sewers including lateral/cleanout locations
    - c. Water and Gas Mains including hydrant and gate valve locations
    - d. Utility poles and/or underground services/structures
    - e. Easements (include set pin and/or marker locations and volume, page reference and identify easement rights)
    - f. Walks and ramps
    - g. Landscaping (locations of planned trees)
    - h. Guide rail and/or fencing requirements
    - i. Finished grades (contours) of roadway and slopes
    - j. Curbing and driveway aprons/cuts (confirm high points at streetline)
    - k. All As-built plans should reflect revisions to original subdivision plans with reference made to the plans depicting those revisions
  3. A CCTV recording of both sanitary sewer and storm sewer shall be submitted prior to any placement of bituminous concrete.

Assuming that specified development may warrant other informational requirements, the above is intended as a guide.